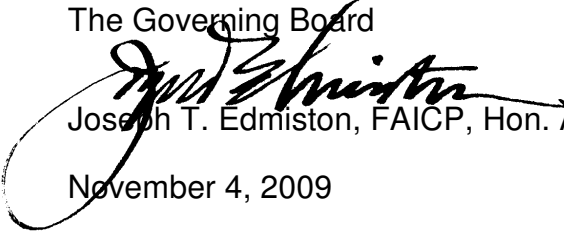


MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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Phone (323) 221-9944

MEMORANDUM

TO: The Governing Board

FROM:  Joseph T. Edmiston, FAICP, Hon. ASLA, Executive Officer

DATE: November 4, 2009

SUBJECT: **Agenda Item VII: Consideration of resolution authorizing co-application to the California Coastal Commission (application number 4-08-075) for a Coastal Development Permit for redivision of three parcels pursuant to early donation of APN 4438-034-905 as an approximately 10-acre fee-simple mitigation parcel, and acceptance of processing fee, Las Flores Canyon and Topanga Canyon watersheds.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing co-application to the California Coastal Commission for Coastal Development Permit No. 4-08-075 for a redivision through a lot line adjustment pursuant to early donation of APN 4438-034-905 as an approximately 10-acre fee-simple mitigation parcel located predominantly in the Topanga Canyon watershed, and also authorizing acceptance of a processing fee from the other co-applicant.

Background: Last year, the Mountains Recreation Conservation Authority (MRCA) accepted an approximately 10-acre donation APN 4438-034-012. However, that fee-simple transfer is a requirement of the property owners' pending Coastal Development Permit (CDP) application. Because of Coastal regulations, that MRCA parcel must still be part of the applicant's CDP application. Because the California Coastal Commission staff have made a special request of the MRCA, and the applicant already provided the required mitigation, MRCA staff has agreed to seek authorization to be a co-applicant for the CDP.

The Coastal Development Permit involves a redivision of three parcels, which will be developed at a future date. The project definitely clusters development impacts, and will result in deed-restricted open space in addition to the 10-acre fee-simple parcel already owned by the MRCA. To remedy this unfortunate mistiming, staff recommends being a co-applicant. Staff's condition to the applicant and Coastal Commission was that the whole process not take more than four hours of staff time, unless the MRCA is compensated.